

Long Lane

Ickenham • Middlesex • UB10 8QU

Guide Price: £1,325,000



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est 1986

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A fantastic five bedroom, five bathroom, detached home on Long Lane offering spacious and stylish living. The property comprises of a living room, cinema room, kitchen/dining room, utility, study, downstairs w/c, four bedrooms each with their own en-suite, a garden studio and sizeable driveway.

Long lane is a sought after residential road in Ickenham, being minutes away from the high-street it is in the perfect location. There is also easy access to the A40/M40/M25, and direct routes into the city via the metropolitan, Piccadilly and central lines.

Detached

Five double bedrooms

Open plan kitchen/diner

Modern interiors throughout

Five bathrooms

Gated off street parking

Outbuilding

Close to sought after schools

Near to train lines

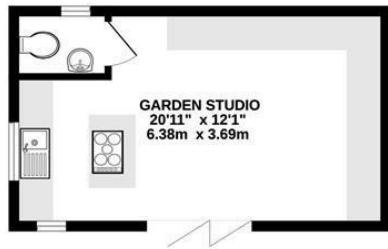
Easy access to A40/M40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

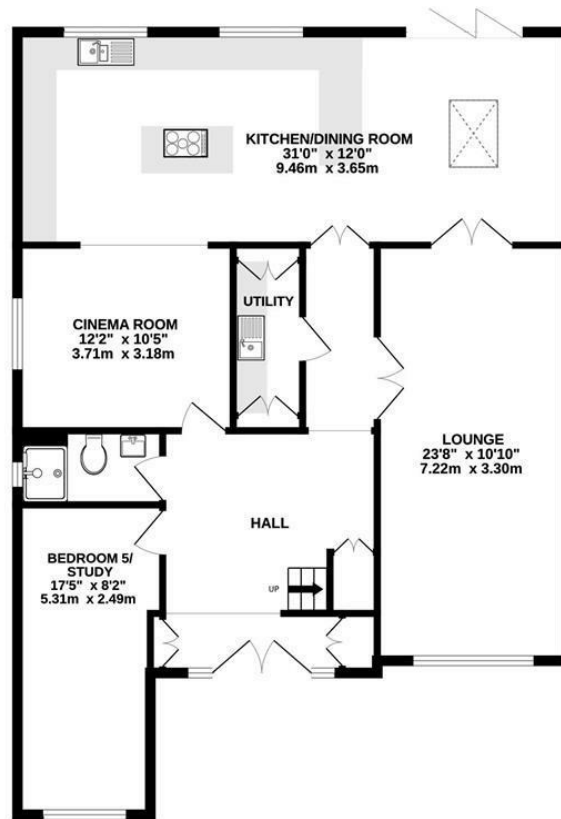




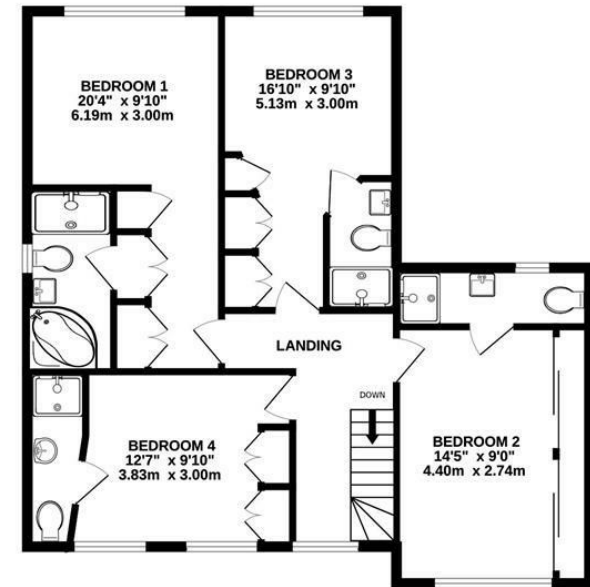
OUTBUILDING
253 sq.ft. (23.5 sq.m.) approx.



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
How energy efficient? - lower savings costs			
A	105-155		
B	80-104		
C	65-79		
D	50-64	61	67
E	35-49		
F	20-34		
G	1-19		
Not energy efficient - higher savings costs			
England & Wales			
EPC Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.